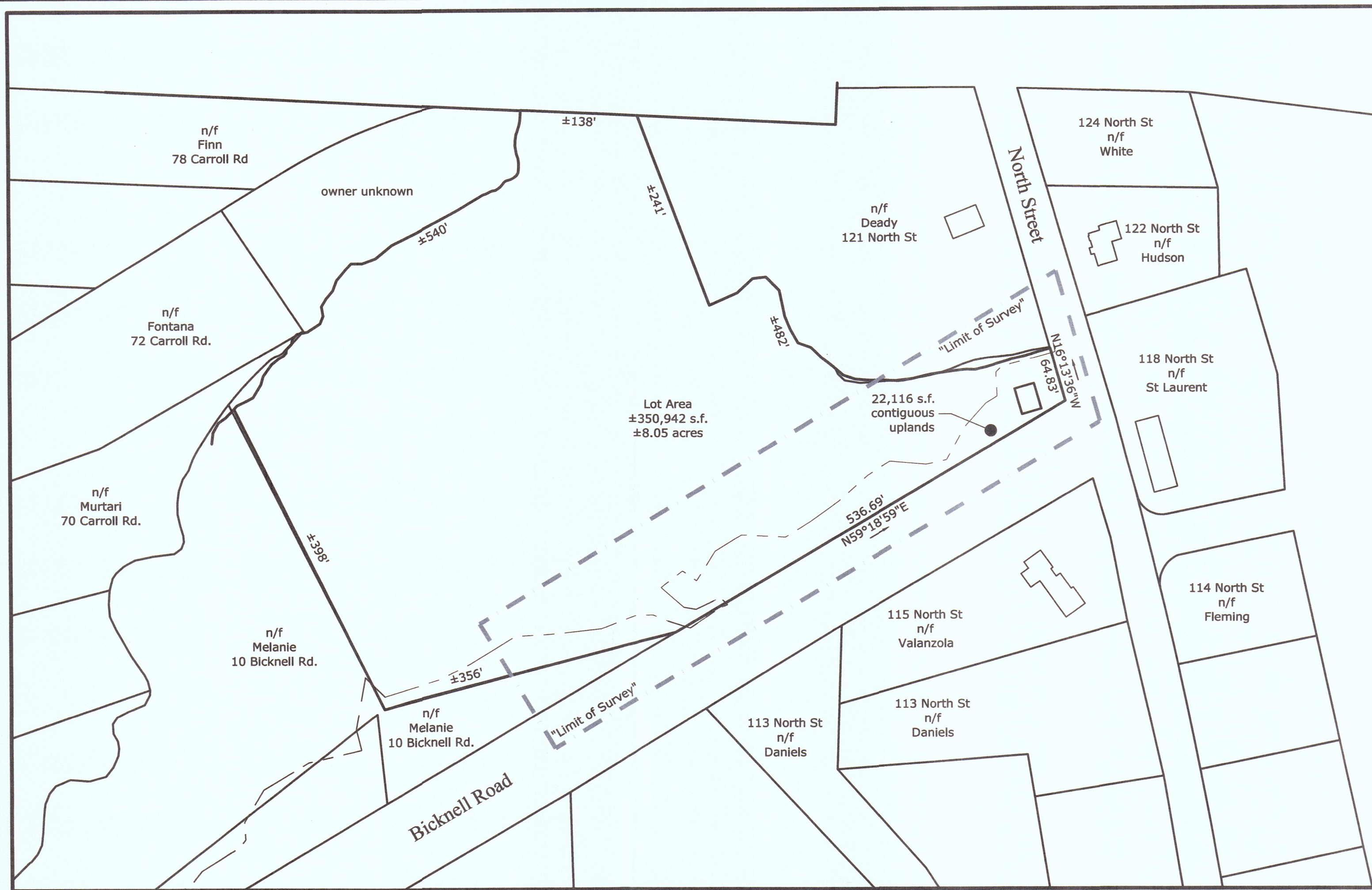


LOCUS PLAN

Scale: 1" = 500'



ZONING DISTRICT: Low Density Residential (R-40)

	REQUIRED	PROPOSED
AREA	40,000 S.F.	±350,942 S.F.
FRONTAGE	140 FT.	536.69 FT.
FRONT YARD	30 FT.	5.0' / 10.0' FT.*
SIDE YARD	15 FT.	39.0'
REAR YARD	15 FT.	N/A

*note: 5' from Bicknell Rd & 10' from North St

Full Lot Plan
scale 1"=100'

Note:

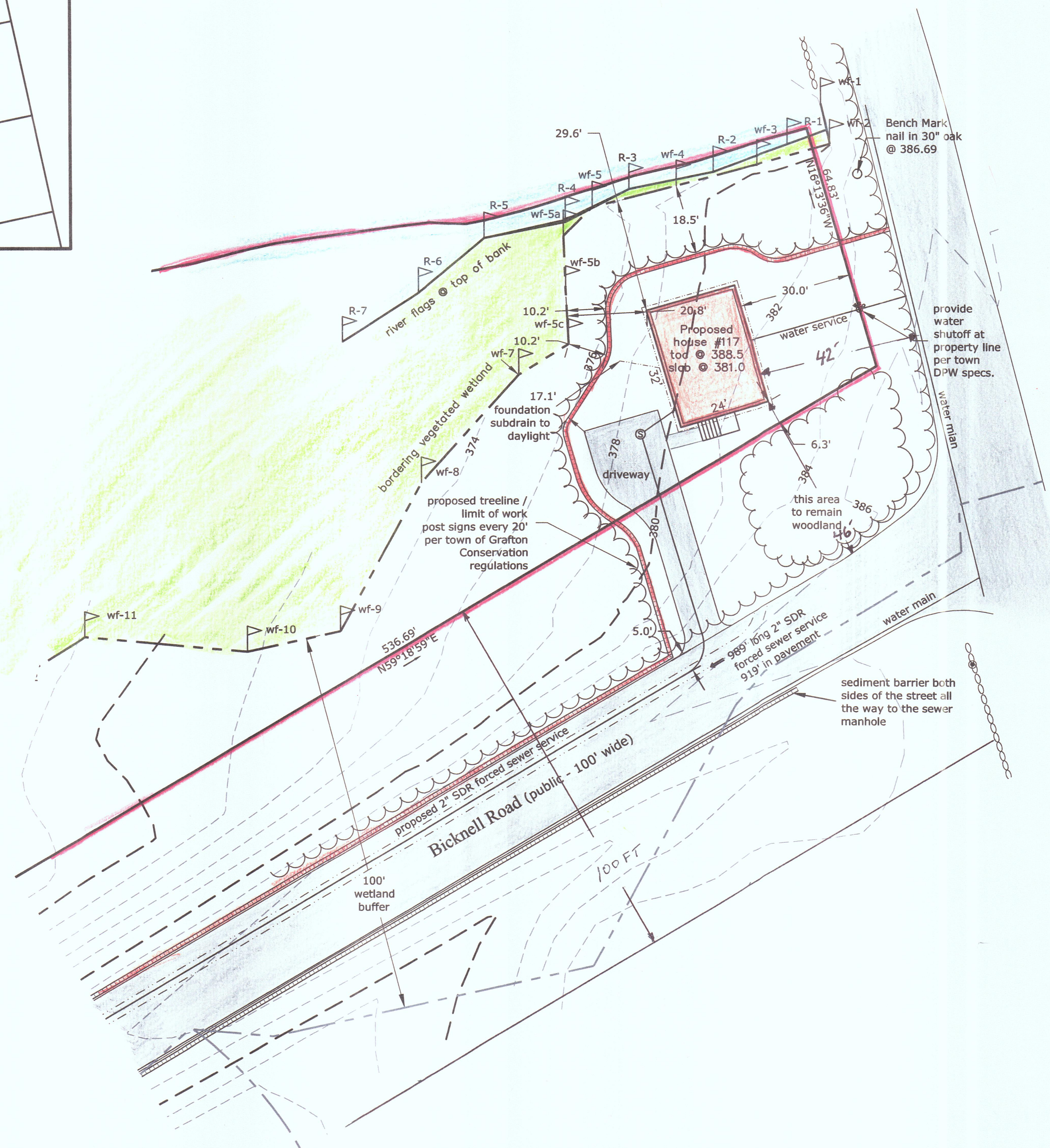
1. Abutting lot lines and structures scaled from Grafton GIS map, approximate.
2. Property lines are only certified within the "Limit of Survey" area.

I certify that the structure shown conforms with the local zoning horizontal dimensional setbacks as constructed.

I further certify that the structures are not located within a Federal Flood Zone per FIRM Map #25027C0831F dated July 16, 2014.

River Alteration Area:

100' Riverfront Area of lot 91,000 s.f.
200' Riverfront Area of lot 82,000 s.f.
Total Riverfront Area of lot 173,000 s.f.
10% of total = 17,300 s.f.
Proposed 100' Riverfront Alteration = 2,855.5 s.f.
Proposed 200' Riverfront Alteration = 0
Because this lot was created in 1955, before October 6, 1997 its alteration is limited to 5,000 s.f. or 10% of the riverfront area on the lot, whichever is greater.



Land Planning, Inc.
Civil Engineers • Land Surveyors
Environmental Consultants

Bellingham
167 Hartford Ave.
Bellingham, MA 02019
508-966-4130

North Grafton
214 Worcester St.
N. Grafton, MA 01536
508-839-9526

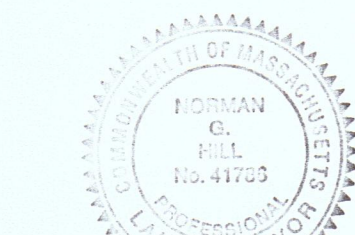
Hanson
1115 Main Street
Hanson, MA 02341
781-294-4144
www.landplanninginc.com

**Grandfathered Lot
Plot Plan**

Located at
117 North Street
North Grafton, MA
MBL# 41-013-00007

Owned By
James Keyes
5907 Gladeside Court
Dallas, TX 75248

Scale 1"=20'	0 10 20 30 40
Date Aug. 17, 2018	Sheet No. 1 of 1
Job No. G9200	



Norman G. Hill, P.E.
Date: 8-17-18
P.L.S. #41786